

FIRE SAFETY STRATEGY

**SINGLE HOUSE RESIDENTIAL PROPERTY
17 SCHOOL RD, HAMPTON, MIDDX**

STRATEGY PLAN STATEMENT

LONDON PLAN GUIDANCE
D12 PART A SECTIONS 3.12.3 AND 3.12.4

SPACE PROVISIONS FOR FIRE APPLIANCES AND ASSEMBLY

As with all the terraced properties in School Road Hampton, the public roadway in the front of the terrace of houses provides positions for vehicle access for all stationary vehicles from the fire-fighting department, in order to provide immediate access in case of fire to the residence. This is within 5 Mtrs of the front of the property.

The roadway conforms to all the Local Authority requirements for serving access to and from the property in case of fire

There exists no immediate rear access to the property, but there is a long accessible rear garden via a side access way. This wide side accessway allows parking for standard vehicles, such as secondary fire vehicles and is an on-site area. There is also pedestrian access between Nos 17 & the adjacent property at no 18 for further emergency purposes.

DATA ON CONSTRUCTION MATERIALS

All external walls to be constructed at ground and first floors will be built in cavity construction in matching external brickwork, Building Regulations approved cavity insulation, and internal concrete blockwork. Rendered internally. All of which are non-combustible materials with approved levels of surface spread of flame. All to be in accordance with current Building Regulations Part B. Non Combustible cavity fire breaks will be incorporated at all level changes, all ducts and at roof levels.

Steel structural supports will be encased in minimum ½ HR fire resistant materials at all levels.

Existing roofing construction to the main property and side extension on two floors, are finished in durable non combustible natural slates, these existing slate roofs being tied in to the existing structure, all with ½ Hr fire resistant ceilings as internal underside layers.

MEANS OF ESCAPE IN EVACUATION

There exists front and rear escape access from the property. The frontage, has two potential emergency exits and both are located to escape into the side access area. One, via the main original side door, and the other from the rear extension area feeding directly on to the side accessway. Both allow escape directly from the property to the public highway.

There is additional escape facility from the rear large opening doors directly into the rear garden. From there, exists a secondary escape via the side accessway and also between the two houses adjacent again leading directly to the main highway.

From first floor there is as existing a common stairway leading down to either front or rear escape access via the internal hallways. There are window openings at ground and first floors for potential escape and smoke dispersal.

ACCESS AND EQUIPMENT FOR FIREFIGHTING

As a residential single family unit there are no defined requirements for personal firefighting equipment, but householders may seek to provide some.

As for the Local Authority service, access to the property is directly from the public highway into the property and the front and rear gardens provide access for equipment during a fire in order to provide any first floor escape.

No internal lifts exist within the property and the application does not involve any change to the internal access of the property